



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, Va. 22030

GREGORY A. WHIRLEY
COMMISSIONER

April 23, 2013

Evan Harlow, Project Manager
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Tuscarora Crossing, Second Submission
Loudoun County Plan Number ZMAP 2012-0011

Dear Mr. Harlow:

In accordance with the Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, the above referenced application and related supplemental traffic analysis was received by the Virginia Department of Transportation (VDOT) for review on March 12, 2013.

We have reviewed the application and related supplemental traffic analysis and an evaluation report is attached. The traffic impact analysis is acceptable and does not need to be resubmitted to VDOT.

Please arrange to have the attached evaluation report included in the official public records, and to have both this letter and the VDOT comments placed in the official file for this application. VDOT will make these documents available to the public through various means, and may post them to the VDOT website.

If you have any questions, please call me at (703) 259-2492.

Sincerely,

Thomas B. Walker
Senior Transportation Engineer

Attachment (Evaluation Report)



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Evaluation Report for Tuscarora Crossing, Second Submission

Summary of the Key Findings

The proposed development plan seeks to rezone the property to PDH-4 and develop 367 single family homes, 353 townhomes, 23,000 square feet (SF) of retail and a 600 student elementary school on 250 acres replacing the by-right, more intense flex-industrial use of 2,880,000 square feet allowed within the existing zoning PD-GI. The proposed Tuscarora Crossing development is expected to generate 742 weekday AM peak hour trips, 681 weekday PM peak hour trips and 7,162 daily trips on an average weekday.

Accuracy of the Traffic Impact Analysis

The methodologies and assumptions used in the traffic impact analysis are based upon the results of a scope of work meeting held by VDOT and others involved in the project. The following are the comments for the traffic impact analysis.

Comments on the Recommended Improvements

1. In 2028 with the proposed development, a new signal is anticipated at the Crosstrail Boulevard/Trail View Boulevard (site entrance) intersection with the extension of Trail View east connecting to Belmont Ridge Road. We recommend that a signal warrant study be re-examined no earlier than one year prior to build out of the project. Signal warrant study needs to be provided in a separate booklet and alternatives other than a traffic signal should be provided in the study. As of July 1, 2009, all warrant studies should be signed and sealed by a professional engineer registered in the Commonwealth of Virginia.

Conclusions

In general, based on our comments, the Traffic Impact Study is acceptable and does not need to be resubmitted to VDOT.